

PURCHASE MONEY
DEED OF TRUSTRec'd for Record Aug 6 19 79 At 10:44 O'clk A M Same Day Recorded & Ex'd per Charles C. Keller, CLK

THIS DEED OF TRUST is made this 31st day of July, 1979, among the Grantor, Donald N. Craig and Kay L. Craig, his wife (herein "Borrower"), C. W. Blomquist and Diane K. Blomquist (herein "Trustee"), and the Beneficiary, Colonial Mortgage Service Company Associates, Inc., a corporation organized and existing under the laws of the State of Pennsylvania, whose address is 7320 Old York Road, Melrose Park, Pennsylvania 19126 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Frederick, State of Maryland:

All that lot, piece or lot, or parcel of land, known and designated as Lot No. 2, Block A on the plat of Mountain View in the Creagerstown Election District, Frederick County, Maryland, and more particularly described as follows:

BEGINNING for the same at an iron pipe set along the eastern margin of Motters Station Road, said point being the northwest corner of Lot 1, Mountain View as conveyed by deed from James H. Elgin to Ronald Smith and recorded among the Land Records of Frederick County, Maryland in Liber 901, folio 728 and running thence with the northern boundary of said Lot 1, South 80 degrees 24' 34" East 270.0 feet to an iron pipe found at the northeast corner of Lot 1, thence leaving said Lot 1 and by lines of division now made North 2 degrees 41' 38" West 150.0 feet to an iron pipe set, thence North 80 degrees 24' 34" West 270.0 feet to an iron pipe set along the eastern margin of said road, thence with said road South 2 degrees 41' 38" East 150.0 feet to the place of beginning, containing 40,500 square feet of land, more or less.

BEING all and the same real estate described and conveyed in the Deed from James A. Eaton, Jr. and Donna J. Eaton, his wife, unto Donald N. Craig and Kay L. Craig, his wife, of even date herewith and intended to be recorded immediately prior hereto among the Land Records of Frederick County.

Recording Fee	<u>17.00</u>
Md. Stamp Tax	<u>XXX</u>
	\$

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which has the address of Route 1, Box 77A Rocky Ridge,
[Street] [City]
Maryland 21778 (herein "Property Address");
[State and Zip Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated July 31, 1979 (herein "Note"), in the principal sum of Forty-eight Thousand Nine Hundred and 00/100 (\$48,900.00) Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.